

**BEL AIR NORTH VILLAGE - LOT #1**  
**COMMUNITY INPUT MEETING MINUTES**  
**October 4, 2007**

See attached for list of attendees.

Fred Sheckells, of Morris Ritchie & Associates, introduced himself as the Project Manager for the Bel Air North Village commercial development. He discussed the purpose of this community input meeting and stated that a 13,000 sf building was proposed behind the Susquehanna Bank on the corner of Rock Spring Road & Spenceola Parkway. He also stated that no tenants are currently under contract for Lot #1.

Mark Mueller, of KLNb, introduced himself as the Leasing Agent for the project. He stated that the lot was originally intended to be a restaurant, Texas Roadhouse, but the visibility from the road was too low. Now the site will be used for low intensity commercial use.

Mark went on to discuss possible tenants for the recently constructed Lots 3 and 4 of Bel Air North Village, which are adjacent to Lot 1. Lot 3 possibilities include a hair salon, nail salon, Quiznos, Verizon, martial arts, and a pizzeria. Lot 4 has Celebree, a child learning/daycare type facility, and an Italian restaurant under contract. Other possibilities for remaining two openings for Lot 4 include a Japanese restaurant, a bike shop, and a kitchen & bath store.

The meeting was then opened up to questions about Lot #1.

Question about Coldstone Creamery:

- Mark responded that been discussed with the company and is possible

Question about Heavenly Ham:

- Mark responded that there is already one in The Festival at Bel Air and that demand was not high enough.

Question about Caribou Coffee:

- Mark responded that they require a franchisee, and would need one for the area.

Question about Einstein Boston Market:

- Mark responded that there is already another one too close – within 5 to 7 miles

Question about Hallmark/ Card Store:

- Mark responded that Hallmark looks for a grocery store to anchor the shopping center.
- Community member responded that the CVS most likely has similar items as a card store

Question why CVS was built when there is a Rite Aid & Walgreens so close?

- Mark stated that this was CVS's decision.

Question about a professional office building:

- Mark stated that is a possibility including dentist/doctor, etc.

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Question about a when construction will begin:

- Fred stated that it will begin within the next several months.

Question if the CMart is included in this site:

- Fred stated no. Community member stated that is an eyesore.

Question if any other lots are a part of this project:

- Fred stated that Lot 6, near Bynum Road, will be a 5000-7000 sf building.

Question about tenants for Lot 6:

- Mark responded a veterinary clinic is possible, ideally it would have only one tenant.

Question about pricing per sf for Lot 1:

- Mark responded they are asking high 20's, low 30's per sf.

Question about landscaping for Lot 1:

- Fred responded that landscaping will begin in 2-3 weeks for this lot and the stormwater facility behind the lot will also be landscaped.

Question about storm drain/grading of Lot 1:

- Fred stated that the storm drain and mass grading are already completed for the lot.

Questions for Mark regarding various other commercial sites around the county.

Another question about Panera:

- Mark responded that he will contact the company again and that their Bel Air location is one of their busiest stores.

Statement that the entrance to commercial site off of Bynum Road is unattractive due to the dumpster fence on lot 4. Recommended brick to match buildings for dumpster fence.

Question about a local hardware store:

- Mark responded that specialty hardware stores are possible, but the location is not big enough for an Ace Hardware Store.

Question about a local hardware store:

- Mark responded that specialty hardware stores are possible, but the location is not big

Question about time frame for Lot 6:

- Mark stated that there is no time frame since it is tenant driven.

Meeting closed.